

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA met on Monday, February 6, 2012 at 5:00 p.m. in the Showers City Hall, McCloskey Room, 401 North Morton Street, with President David Walter presiding.

I. ROLL CALL

Commissioners Present: David Walter, Elizabeth Kehoe, John West, Michael Szakaly, Michael Gentile and Kelly Smith (now representing the MCCSC)

Commissioner(s) Absent:

Staff Present: Lisa Abbott, Bob Woolford, Doris Sims and Janet Roberts

Other(s) Present: Margie Rice, Corporation Counsel; Mike Trexler, Controller; Mike Rouker, Risk Attorney; Fire Chief Roger Kerr; Danise Alano Martin, Economic Development Director; Inge VanderCruysse, Assistant city Attorney; Steve Cotter, Parks & Rec; Jeff Schemmer Dispatch, Janelle Benedict, Dispatch

II. READING OF THE MINUTES. Michael Szakaly moved to approve the minutes for December 16, 2011. Elizabeth Kehoe seconded the motion. The minutes were unanimously approved.

III. EXAMINATION OF CLAIMS. John West moved to approve the claims for December 28, 2011 for \$15,399.35; January 20, 2012 for \$371,021.13; February 3, 2012 for \$208,016.73. Michael Gentile seconded the motion. The claims were unanimously approved.

IV. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report Abbott reported the CDBG allocations will go to the Council on February 15th, 22nd and 29th. HUD HOME funding was cut by \$200,000 for 2012.

Neighborhood grants are due on February 27th and March 5th. However, there will be a second round of Neighborhood Improvement grants later in the year. Staff is working on completing an agreement for a senior housing project at Patterson Point. The Department is also building two duplexes and four affordable housing units for clients of Options.

Abbott stated there are representatives from the Police Department attending tonight's meeting to answer questions regarding the new dispatch center.

Danise Alano said they will soon be setting up stakeholder interviews for the Certified Tech Park (CTP) as well as a much larger open house or charrette once the interviews are completed. She also informed them that the Convention Center is looking at expanding and are upgrading the water and sewer infrastructure in order to attract additional hotels to the area. Alano said they will be coming to the Commission for TIF funding for the upgrades.

B. Budget Summary Report

V. UNFINISHED BUSINESS. None.

VI. NEW BUSINESS

A. RESOLUTION 12-04: Approval for the Fire Department to Purchase a Fire Rescue Pumper. Rouker stated they received two bids for the purchase of a new fire rescue pumper. The lowest bid from Summit was not responsive to the request. Kerr said they sent bids out to six companies and received bids back from two.

West asked if the bid request parameters would have been submitted regardless of who was going to respond. He asked if they were targeting certain respondents or if the requirements were typical. Chief Kerr stated they are typical requirements. They determine what type of apparatus they want then specifically bid it out otherwise you get a stock piece of equipment from a manufacturer. They wanted very specific requirements for the truck so it would perform the functions they want.

West asked if Summit is capable of building what they want. Chief Kerr said they have not built a truck for the City, but some departments in the county have used them in the past but no longer do.

Walter asked if it would be beneficial to go back to Summit and negotiate another bid. Rouker said once the bids are final and they would have to totally rebid.

Abbott stated the request of \$566,961 will be paid from the Whitehall TIF which has a cash balance of \$4.6 million and funds available for use of \$3.9. It is a doable project from this fund.

West stated he struggles with spending TIF money for this use. Rouker said these funds have been used to purchase two other fire trucks and no significant legislative changes have been made since. Abbott stated this purchase is legally allowable.

Szakaly explained they previously addressed the TIF concerns for a truck purchase by requesting that the truck be housed in that specific TIF district and staff would notify the Commission if the truck is moved. Kerr said if they are required to put the truck in the Whitehall TIF, it will kill the program it was designed for. The truck will carry a tactical rescue team that will essentially cover the entire City. Placing it at Station 2 would mean shifting the manpower which has been allocated to operate the truck. Two crews will be operating off this one truck so placing it at Station 2 would put an extreme hardship on the Department to continue the program that it was designed to cover.

West asked who chose to use the funds out of the Whitehall TIF. Trexler said it was a financial decision. He said it was something they wanted to do for the entire City and this was a way they were able to get it done. Staff determined it fits within the purpose of the TIF; it serves the entire City as well as this TIF district.

Kerr said the truck will be located downtown so they will be able to deploy anywhere. By having the personnel involved with this program at the same location, they will be able to train as a team. This will be a highly trained team.

West said he is not questioning where it's housed as much as why the funds are being taken out of the Whitehall TIF. Trexler said it's the way they can afford to purchase the truck, however a portion of the cost will also come out of the capital fund that is specifically for fire purposes.

Gentile said it is a great idea, but from a policy standpoint as to what the Commission's about where do you draw the line? You can't arbitrarily move to the next TIF and pull funds out just to make something happen. Abbott said that is true and staff had lengthy discussions regarding the issue. Most of the time the project is specific to the TIF area (i.e. a water/sewer line), but this truck is going to be everywhere. It's the only truck of its kind in the City and it will serve the entire City. It was determined that this is within the bounds of the law and within the bounds of the plans of every City TIF. They could have taken it out of any of the TIF's, but this is the one that has the most cash flow and not as many demands on it as some of the others.

Rice stated there is a provision in the TIF law that states the law is to be liberally construed to affect the purposes of requests, which is why many different types of requests are brought to the Commission for TIF funding. She also informed the Commissioners that this is the third request for a fire vehicle and the State Board of Accounts has never questioned any of the purchases. She said that if the Commission determines that this is an economic development tool because it will protect the property interests of the City, she can totally defend that. The Commission should think about how they want to spend the money, where these purchases fit and what their priorities are.

Abbott said the funds can be divided between every TIF if the Commission chooses to do so.

Szakaly said he wouldn't be opposed to dividing the expenses between some or all of the TIFs. He also noted that the insurance rates for businesses dropped when the last truck was purchased and he would like to see that continue.

Trexler stated if they divide the cost between all the TIFs that still won't include all the area that will be covered by this vehicle.

Walter noted that the resolution does not state that the vehicle benefits the entire community and the other TIF districts. If that statement was added to the resolution, their finding would be that this is a necessary piece of equipment that is of benefit to all the TIF districts.

The Commissioners decided to take the funding out of the Whitehall TIF and revised the resolution to reflect the finding is that the truck a necessary piece of equipment and is of benefit to all the TIF areas.

Rouker made the requested changes to the resolution. The Commissioners also made a couple of changes. The updated paragraphs are:

2ND WHEREAS: The purchase of a new fire rescue pumper will benefit the life and property within the City of Bloomington by providing improved fire protection to those businesses in the TIF districts that rely on the Bloomington Fire Department to safeguard their property; and,

Paragraph 1 update:

1. The Redevelopment Commission hereby finds that the purchase of a new fire rescue pumper will benefit the life and property within the City of Bloomington by providing improved fire protection to those businesses in the TIF districts that rely on the Bloomington Fire Department to safeguard their property. The Redevelopment Commission further anticipates that certain additional benefits, in the form of reduced insurance premiums are a consequence of improved fire protection.

Paragraphs 2 and 3 were previously numbers 1 and 2; they have not changed.

West asked if there was a chance of getting a better price if they re-bid the truck. Rouker stated they would not get a better price.

Szakaly moved to approve the Resolution as amended. Elizabeth Kehoe seconded the motion. Resolution 12-04 was unanimously approved. **ADOPTED.**

B. RESOLUTION 12-05: Approval to Increase the Bloomington Housing 2011 CDBG Funding.

C. RESOLUTION 12-06: Approval to Increase the Department of Works 2011 CDBG Funding. Woolford addressed Resolutions 12-05 and 12-06 together. He explained that 12-05 is a funding increase to the Housing Authority by an additional \$87,500 above their 2011 allocation and 12-06 increases the Public Works Vernal/Crescent Road Project \$35,000 above their 2011 allocation. He stated the funds come from program income and from current admin funds which were not spent in the program year and can then only be used for physical improvements projects. Funds are available for these projects.

The additional funding for the Housing Authority will enable them to finish the exteriors of the five remaining buildings; all the building will then be completed. They have therefore cancelled their 2012 request for this project.

The additional funding for the Vernal/Crescent will enable Public Works to deal with unsuitable fills and extend the sidewalk.

Michael Gentile moved to approve the Resolutions. Michael Szakaly seconded the motion. Resolution 12-05 and Resolution 12-06 were unanimously approved. **ADOPTED.**

PUBLIC HEARING

D. RESOLUTION 12-07: Approval of the 2012 CDBG Allocations. Abbott stated the HUD CDBG allocation for 2012 is \$774,753. The funding breakdown is as follows: Physical Improvements, \$503,591; Social Services, \$116,212; Admin, \$154,950. Abbott read the list of individual requests which were attached to the resolution. She reminded the Commissioners that once the Commission approves the resolution, it then goes to the Mayor and then the City Council for approvals.

Walter said they did site visits at the Physical Improvement proposed projects and stated there was a need for the projects at all the sites.

Michael Gentile stated this was a challenging year as the requests always exceed the funding. The agencies that were funded received close to their requests. Although all the agencies are worthy, because of the decrease in funding the committee decided to fund four agencies unless there was a tie which there was so they funding five agencies. Unfortunately some agencies did not receive funding due decreasing funds. He fully endorses the recommendations.

John West stated a conflict of interest and abstained from the voting.

Walter asked if there were any members of the public who wanted to address the Commission. There were none.

Michael Gentile moved to approve the Resolution. Michael Szakaly seconded the motion. Resolution 12-07 was approved with a vote of four in favor and one abstention. **ADOPTED.**

Resumption of Regular Meeting.

E. RESOLUTION 12-08: Approval for Parks to Install Solar Panels in the Grimes Lane Park.

Cotter explained that he has been working on the building located at Bloomington Bike Project 2 on Grimes Line. His request tonight is to ask approval for the Center for Sustainable Living, which is the umbrella organization over the bike project, to install solar panels on the roof of the former CSX yard office to help offset the electrical use of the building. Parks is willing to allow the use of those panels and to have them installed. The Bloomington Parks and Rec Foundation will contribute up to \$1,000 towards the project.

Abbott said they are not asking the RDC to pay for the panels but, because the property is owned by the RDC, Parks needs permission to install the panels on the building. The property will eventually be owned by Parks and Rec.

West said he would like the Memorandum of Understanding (MOU) to state, in the fourth bullet, that if the panels ever need to be removed the building should be repaired back to its original condition. He also asked that the resolution specifically identify the MOU. West asked that the resolution should state that the MOU is attached to, and a part of the resolution, and that the responsibilities of both parties are part of the resolution.

John West moved to approve the resolution subject to inclusion of the changes in the resolution that specifically call out the MOU to be part of the resolution and the MOU is amended to add the repair language he requested. Elizabeth Kehoe seconded the motion. Resolution 12-08 was unanimously approved. **ADOPTED.**

VII. BUSINESS/GENERAL DISCUSSION.

A. Indiana University Lease. Alano stated that IU has asked the City to consider the lease term for the IU Press Building. The extension would be up to two years. IU has submitted a draft of the lease proposal which she would like the RDC to review before making a decision. There was discussion about the length of time and fair market rents. IU would like to have it finalized in the next month or two if possible.

Rice said staff will review the lease then pass it on to the Commission for comments before a resolution is put on the Commission agenda.

A. Discussion of the New Dispatch Facility by the Bloomington Police Department. Abbott said that after the last meeting's discussion regarding the new dispatch facility it seemed appropriate to invite BPD to send staff to clarify the need for a new facility.

Janelle Benedict stated she is a Deputy Chief and serves as the Mayor's representative on the Dispatch Policy Advisory Board.

Jeff Schimmer stated he is the Communications Manager for Monroe County Central Emergency Dispatch and has been with the Police Department (BPD) for 25 years, having been with Central Dispatch the entire time. He said a lot has changed over the years including equipment and the area they cover. In 1998 the sheriff's department joined BPD in Central Dispatch. As a result they now dispatch county wide.

Walter said one of the discussions at a previous meeting was that a new dispatch facility would be better located above the new transit facility because of a shooting at their current location. Schimmer said that was one of the concerns. In that particular incident it was a teenager hanging out there that then resulted in an officer related shooting. He said after discussions regarding transit and dispatch space and needs, it seemed appropriate to move dispatch to transit. They plan on installing security cameras which will monitor both dispatch and transit. With BPD just a block away there will be a constant flow of public safety officers going in and out of dispatch during shift changes and/or meetings. This will provide onsite security.

Walter asked how they currently accommodate extra staff during emergencies. Schimmer stated he doesn't have room for additional spaces or equipment. Walter asked if the second story location would be more exposed during a tornado or high wind event. Schimmer said the new building will be built to current code which will be much sturdier even on the second floor. They are looking at all

types of materials that will strengthen the building.

West asked how much space they will need. Schimmer said they're looking at 5,000 feet which will provide them with room for their current needs and room to grow.

Walter asked if there is another location that would work better than this one. Schimmer said this is probably the least expensive way to approach it. Walter asked the total budget including the \$300,000 architect's fees. Rice explained they won't know that until they get the architect's drawings.

Rice asked Schimmer his estimated figures for infrastructure and equipment cost. Schimmer said half to two thirds of the cost is the IT infrastructure, the radio system is close to \$1 million and there are additional costs including increasing phone answering positions from five to ten.

West asked if the RDC will be asked to pay for the equipment as well as the real property. Rice said they are discussing a joint project between the City and County. Currently the inter-local agreement states they will share costs equally for technology. She has had conversations with the County attorneys regarding the cost shares. She said it's possible the City will build it and the County will equip the facility, but she can't say for sure what is going to happen.

There was discussion about the cost of the building which will be \$400 a square foot, not including the land. Rice suggested Lou May and the architect should attend an RDC meeting as they would be the ones to address the cost questions.

Walter stated that he thinks \$400 a square is expensive for just adding a second level. He said the Commission needs to know how the money is going to be used and what the public benefit is. Rice said the previous resolution addressing this project only approved up to \$300,000 for initial funding and the TIF as a funding source for construction. Two million dollars was the estimate they were given. She said they have tried to get the costs down, but until the architect starts designing it she won't have more details.

Schimmer said they have made cuts and have looked at how to save on soft costs and equipment. There is nothing extravagant in the project.

West asked Rice to make sure the Commission receives details about the project before the resolution comes to the RDC.

West asked if this project is a condo. Rice said yes. One of the reasons this project has taken so long is that transit funding is from Federal Transit Authority which required the City to get permission from the FDA to co-own a building with transit. Transit will own the first floor. West asked if the City could buy the transit portion and lease it back to them. Rice stated the FDA would not allow them to do that.

There was discussion about other entities that use the City and County Dispatch paying a share of the expenses back to the City and County.

Walter said he is not sure this project is the way to build the dispatch. He is also concerned about paying \$300,000 to an architect.

Rice said Chief Diekhoff wants to keep Dispatch close the Police Department. She said the Mayor wants to have a partnership with dispatch in order to provide the needed police presence.

VIII. ADJOURNMENT

It was moved and seconded to adjourn the meeting.

David Walter, President

Michael Gentile, Secretary

Date